



## Chesterfield County, Virginia

### Memorandum

**DATE:** APRIL 19, 2012

**TO:** SUBDIVISION DEVELOPMENT COMMUNITY

**FROM:** GREG ALLEN, PLANNING MANAGER – PLANS REVIEW SECTION

**SUBJECT:** DRAFT SUBDIVISION ORDINANCE – APRIL 19, 2012 VERSION

At the request of Steve Elswick, Matoaca Board of Supervisor, staff focused this past month on completing the draft subdivision ordinance. Our desire is to have one last review with the development community prior to taking it to a work session with the Planning Commission.

Attached are two items: the updated draft subdivision ordinance, and a list of concerns expressed by the development community from past meetings with a County response to each.

The draft subdivision ordinance has an entire new format, and it changes a lot of our text into condensed tables that make it easier to grasp the information. This is not a strikeout and underlined draft ordinance. This is a clean version in a new format that needs to be read as a new ordinance, not as a changed ordinance. We are offering new direction in preliminary plat review that starts to treat the preliminary plat more as a schematic depiction of the development rather than a pre-construction document.

Key to this new direction is your input on Table 17-56 starting on page 25. This table lists what is currently required on preliminary plats. We need to know what you would desire to be optional. There is a value to all of the detail, but we can agree to make items optional. If a developer chooses to include the detail information, this is what they can expect to gain:

1. Design information helps with vesting rights as regulations change. There will be less vesting when less information is provided.
2. Design information helps ensure lot yields. Subdivision design not vetted during preliminary plat phase may cause loss of lots at construction plan phase.
3. The most knowledgeable people (staff, consultants, and developer) are involved during the preliminary plat phase. Issues and information not addressed at preliminary plat phase are more often handled by junior engineers during construction plan phase.
4. Information contested at time of preliminary plat can be appealed to the Planning Commission. No appeals are available at time of construction plan review.

We recommend that you read the draft ordinance with “new eyes”. We made many changes based upon your input. Please let us know what remaining items you may find that should be corrected or changed in this draft ordinance. We hope you will bring that to us within 3-4 weeks. At any time, contact Greg Allen (748-1072) or Ray Cash (748-1071) with questions or comments.